

## Property Details

CONTROL: Exclusive VALUE: \$500,000  
LOAN: \$0  
EQUITY: \$500,000

TITLE: 11910 Central Blvd SE Albuquerque, NM  
TYPE: Land  
HAVE: 1.3 Acres of land on Central, just east of Juan Tabo. This lighted intersection is the main intersection leading into Volterra Neighborhood. There are over 26000 Cars per day that pass this property. Zoning is MXL.

ADDRESS: 11910 Central Blvd SE, Albuquerque, New Mexico  
BENEFITS TO NEW OWNER: Ready to develop high traffic lot on Central. Zoning allows apartments to office buildings.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%

BENEFITS SOUGHT: Owner is not a developer and is looking for a path to cash. Owner will finance, or trade. May consider JV with right partner.

CAN ADD: Cash, other property

REMARKS: Very Nice lot with high traffic counts. This property is in a QCT and an opportunity zone.

OWNER: Barbara

COUNSELOR: Gary Bernier Phone: 505-833-1400  
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